

Saint Paul Zoning Fees

Effective July 2005

Sec. 61.302. Application forms and fees.

- (a) *Application forms and fee.* All applications shall be filed on appropriate forms. Pursuant to Minn. Stat. § 462.353, subd. 4, a fee to defray the costs incurred in administering official zoning controls established pursuant to Minn. Stat. § 462.351-364, as set forth in the schedule below, shall be paid by the applicant when a zoning application is filed. The fee for applications filed with the planning administrator shall be paid to the department of planning and economic development. The fee for applications filed with the zoning administrator shall be paid to the office of license, inspections and environmental protection. Zoning control application fees shall be amended by ordinance.
- (b) *Fee schedule.* Fees for the following zoning control applications shall be as follows:

<u>Type of Case and Fee</u>	<u>Where Filed</u>
(1) <i>Site plan review:</i> a. \$110 residential, one (1) to four (4) dwelling units. b. \$435 up to 25,000 square feet of land and \$85.00 for each additional 25,000 square feet of land for all other uses.	LIEP
(2) <i>Conditional use permit:</i> \$750 up to one (1) acre of land, \$200 for each additional acre of land, and an additional fee of \$180 for a river corridor conditional use permit.	Planning
(3) <i>Major variance:</i> a. \$435 one- and two-family residential. b. \$470 multiple-family residential. c. \$680 commercial, industrial, institutional.	LIEP
(4) <i>Minor variance:</i> \$350	LIEP
(5) <i>Sign variance:</i> \$435	LIEP
(6) <i>Nonconforming use permit, determination of similar use:</i> \$650	Planning
(7) <i>Appeals:</i> \$435 for appeals from administrative decisions to the board of zoning appeals or planning commission and from decisions of the board of zoning appeals or planning commission to the city council.	LIEP (for BZA) Planning (for PC)

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| <p>(8) <i>Rezoning:</i></p> <p>\$1,000 up to one (1) acre of land, \$250 for each additional acre of land, and an additional fee of \$250 for rezoning to PD Planned Development District or TN3(M) Traditional Neighborhood District with a master plan.</p> | <p>Planning</p> |
| <p>(9) <i>Reduced fees for multiple approvals:</i></p> <p>For any permit or variance application in subparagraph (2) through (7) above submitted for consideration by the planning commission at the same public hearing as a rezoning, or a permit or variance application in subparagraph (2) through (7) with a higher fee, an additional fee of \$250 shall be added to the rezoning fee set forth in subparagraph (8) or to the higher fee in subparagraph (2) through (7).</p> | <p>Planning</p> |
| <p>(10) <i>Subdivision review:</i></p> <ul style="list-style-type: none"> a. \$140 lot split. b. \$500 up to one (1) acre of land, and \$125 for each additional acre of land, sans dedicated public streets and open space, for preliminary plat/registered land survey. c. \$200 final plat/registered land survey. d. \$435 for variance of subdivision regulations to be considered by the city council. | <p>Planning</p> |
| <p>(11) <i>Shared parking permit:</i> \$350</p> | <p>LIEP</p> |
| <p>(12) <i>Zoning compliance letter, research:</i></p> <ul style="list-style-type: none"> a. \$50 one- and two-family residential. b. \$80 all other uses. | <p>LIEP</p> |
| <p>(13) <i>Wetland Conservation Act administrative determination:</i></p> <ul style="list-style-type: none"> a. \$100 Wetland Conservation Act compliance letter. b. \$250 coordination of wetland fill and replacement request. | <p>LIEP</p> |
| <p>(14) <i>Zoning petition:</i> \$2.00 each parcel for ownership list.</p> | <p>Planning</p> |
| <p>(15) <i>Late fee:</i> For any application made for any development commenced without first obtaining all required permits and approvals, the fees listed above shall be doubled, to a maximum additional fee of \$430, to offset costs associated with investigating, processing and reviewing applications for such development.</p> | |
| <p>(16) <i>Refunds:</i> For a zoning case withdrawn before final approval, the zoning or planning administrator may refund</p> | |

part of the fee based upon the proportion of the work completed at the time of withdrawal.

(17) *Large sites*: For large sites where only a portion of the site is affected by the zoning action, the zoning or planning administrator may set the fee based on the size of the affected portion of the site.

(18) *SFV state fair vending permit*: LIEP
Annual fee of \$100 per parcel on which vending will occur.

(c) *Fee for permits and approvals subject to annual review condition*. A holder of a conditional use permit, nonconforming use permit or variance, which the planning commission, board of zoning appeals or city council, has approved subject to annual review, shall pay to the office of license, inspections and environmental protection, at the time the zoning administrator provides notice of the annual review to the permit holder, an annual review fee in the sum of \$50.00.

(C.F. No. 04-537, § 1, 6-9-04; C.F. No. 04-1111, §§ 1, 2, 1-5-05; C.F. No. 05-443, § 2, 7-15-05)